



## THE TELSEC GROUP

PRESENTS

# COMMERCIAL RETAIL UNITS FOR LEASE

9950 Macleod Trail South  
Calgary, Alberta

NOW AVAILABLE FOR TENANT FIXTURING



**NORTH RETAIL BUILDING**  
(6,100 sq. ft. – 6 bays available)



**SOUTH RETAIL BUILDING**  
(6,800 sq. ft. – 5 bays available)

**SEAN FLATHERS**  
Sflathers@telsec.ca  
(403) 203-3000

**JASMIN MACDONALD**  
jasmin@telsec.ca  
(403) 203-3880

**THE TELSEC GROUP**  
3150 – 114 Avenue SE, Calgary, AB  
(403) 203-3000 Main  
(403) 252-9022 Fax  
www.telsec.ca


 telsec

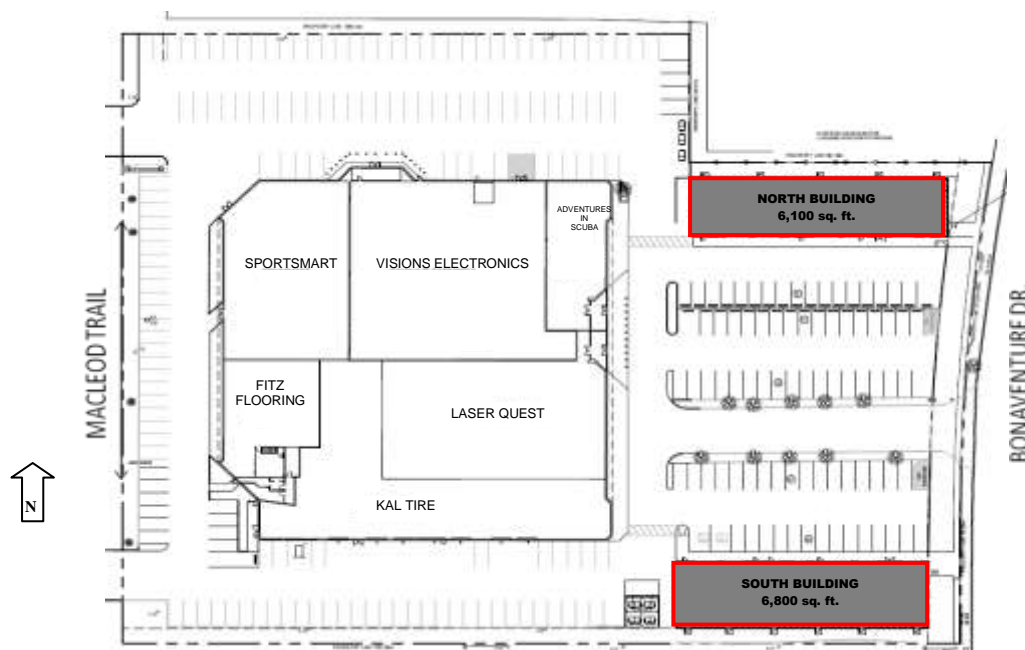
## 9950 Macleod Trail South, Calgary, AB

### OVERVIEW

The Telsec Group is pleased to present a leasing opportunity for two new commercial retail buildings located along Bonaventure Drive SE, with access available from both Macleod Trail and Bonaventure Drive SE. The two buildings are approximately **6,100 sq. ft.** and **6,800 sq. ft.** with individual spaces starting at **995 sq. ft.**

### HIGHLIGHTS

Occupancy:	Available for tenant fixturing
Project:	Two Commercial Retail Buildings by Telsec Property Corp.
Location:	Just south of Southland Drive along Bonaventure Drive
Zoning:	C-COR3
Sizes:	North building has suites starting at <b>995 sq. ft. (up to 3,110 sq. ft. remaining)</b> South building has suites starting at <b>1,200 sq. ft. (up to 6,800 sq. ft.)</b>
Signage:	Prominent building signage, as well as pylon signage along Bonaventure Drive
Rate:	Starting from \$31.00/ sq. ft. (interior units) & \$33.00 end caps along Bonaventure Drive
TI:	\$15.00 / sq. ft*
Operating Costs:	\$4.61 / sq. ft**

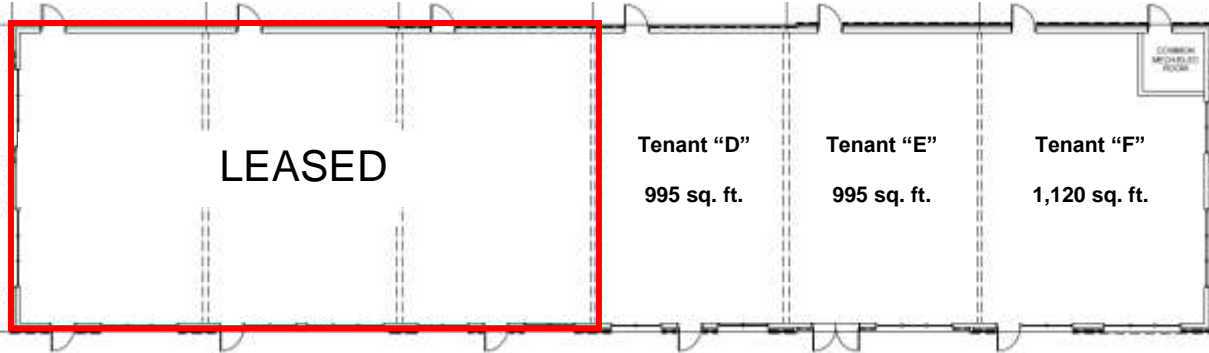


\*Rate and Tenant Allowance subject to change

\*\*Estimate for 2011, not including Property Taxes



# FLOOR PLANS

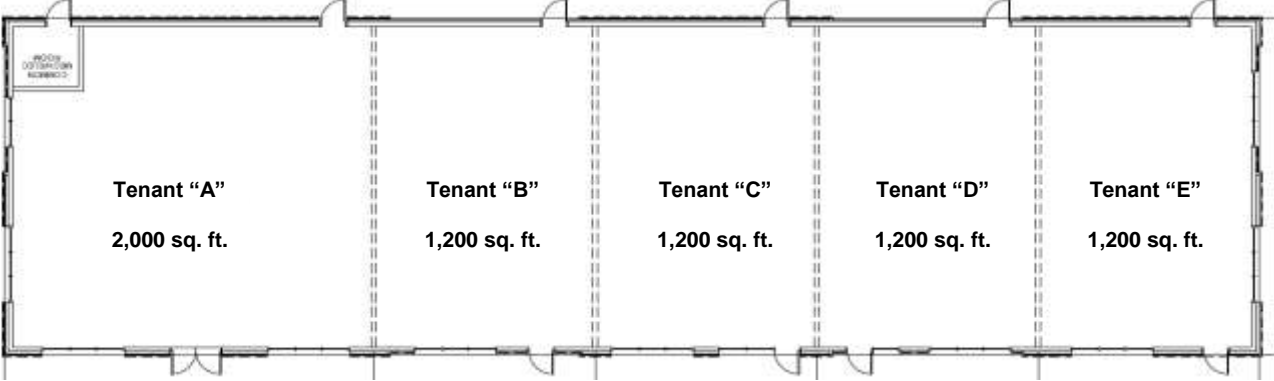


BONAVENTURE DRIVE

**NORTH RETAIL BUILDING**  
(6,100 sq. ft. – 3 bays available)



BONAVENTURE DRIVE



**SOUTH RETAIL BUILDING**  
(6,800 sq. ft. – 5 bays available)



# SITE PICTURES

(March 2011)



**NORTH RETAIL CRU**



**SOUTH RETAIL CRU**



# AERIAL MAP

